141.0	0004	0003.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	1,080,800 /	1,080,800
USE VALUE:	1,080,800 /	1,080,800
ASSESSED:	1,080,800 /	1,080,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
7		PINE RIDGE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ZARBA JOSEPH A--ETAL
Owner 2:	ZARBA TERESA A
Owner 3:	
Street 1:	7 PINE RIDGE RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 10,000 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1925, having primarily Wood Shingle Exterior and 3094 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	10000.000	504,800		576,000	1,080,800
Total Card	0.230	504,800		576,000	1,080,800
Total Parcel	0.230	504,800		576,000	1,080,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 349.32 | /Parcel: 349.3

Legal Description

User Acct	GIS Ref	GIS Ref	Insp Date
90859			06/09/18

Entered Lot Size
Total Land:
Land Unit Type:

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 141.0-0004-0003.0

!10913!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	504,800	0	10,000.	576,000	1,080,800	1,080,800	Year End Roll	12/18/2019
2019	101	FV	371,100	0	10,000.	540,000	911,100	911,100	Year End Roll	1/3/2019
2018	101	FV	383,500	0	10,000.	446,400	829,900	829,900	Year End Roll	12/20/2017
2017	101	FV	383,500	0	10,000.	410,400	793,900	793,900	Year End Roll	1/3/2017
2016	101	FV	383,500	0	10,000.	374,400	757,900	757,900	Year End	1/4/2016
2015	101	FV	361,700	0	10,000.	367,200	728,900	728,900	Year End Roll	12/11/2014
2014	101	FV	361,700	0	10,000.	341,300	703,000	703,000	Year End Roll	12/16/2013
2013	101	FV	361,700	0	10,000.	324,700	686,400	686,400		12/13/2012

PRINT

Date	Time
12/11/20	01:08:59

LAST REV

Date	Time
06/27/18	09:16:19

apro

USER DEFINED

Prior Id # 1:	90859
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 10913

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	17416-95		8/25/1994		239,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
6/9/2018	MEAS&NOTICE	HS	Hanne S
2/3/2009	Entry Denied	372	PATRIOT
11/23/1999	Mailer Sent		
11/16/1999	Entry Denied	243	PATRIOT
7/1/1990		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10000		Sq. Ft.	Site		0	80.	0.72	9									576,000						576,000	

Total AC/HA:	0.22957	Total SF/SM:	10000	Parcel LUC:	101	One Family	Prime NB Desc:	Brackett	Total:	576,000	Spl Credit		Total:	576,000

EXTERIOR INFORMATION

Type:	6 - Colonial
Sty Ht:	2A - 2 Sty +Attic
(Liv) Units:	1 Total: 1
Foundation:	3 - BrickorStone
Frame:	1 - Wood
Prime Wall:	1 - Wood Shingle
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	CREAM
View / Desir:	

BATH FEATURES

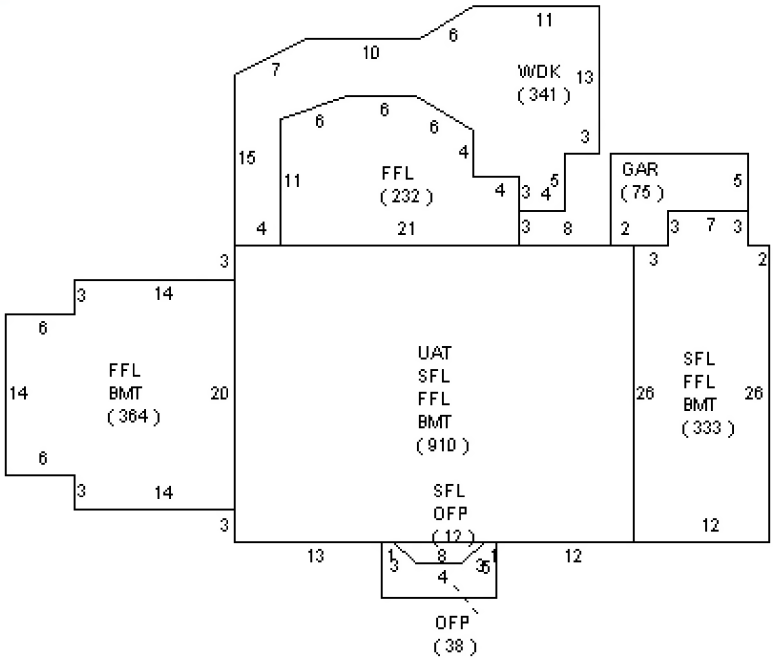
Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

COMMENTS

SKETCH



GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	11	BRs:	4	Baths:	2	HB	1				

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wall	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	1
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	1 - Oil
Heat Type:	3 - Forced H/W
# Heat Sys:	1
% Heated:	100 % AC: 100
Solar HW:	NO Central Vac: NO
% Com Wall	% Sprinkled:

DEPRECIATION

Phys Cond:	GD - Good	18. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		18.6 %

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	11	4	M
Totals			
1	11	4	

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	0.98936653
Const Adj.:	0.99989998
Adj $ / SQ:	123.658
Other Features:	102085
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	620178
Depreciation:	115353
Depreciated Total:	504825

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	136.02
Special Features:	0	Val/Su Net:	93.57
Final Total:	504800	Val/Su SzAd	163.15

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,839	123.660	227,408
BMT	Basement	1,607	37.100	59,616
SFL	Second Floor	1,255	123.660	155,191
WDK	Deck	341	8.930	3,046
UAT	Upper Attic	228	49.460	11,253
GAR	Garage	75	40.000	3,000
OFP	Open Porch	50	44.000	2,200
	Net Sketched Area:	5,395	Total:	461,714
Size Ad	3094	Gross Are	6077	FinArea 3094

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:	Color:

PARCEL ID

141.0-0004-0003.0

IMAGE

AssessPro Patriot Properties, Inc

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: